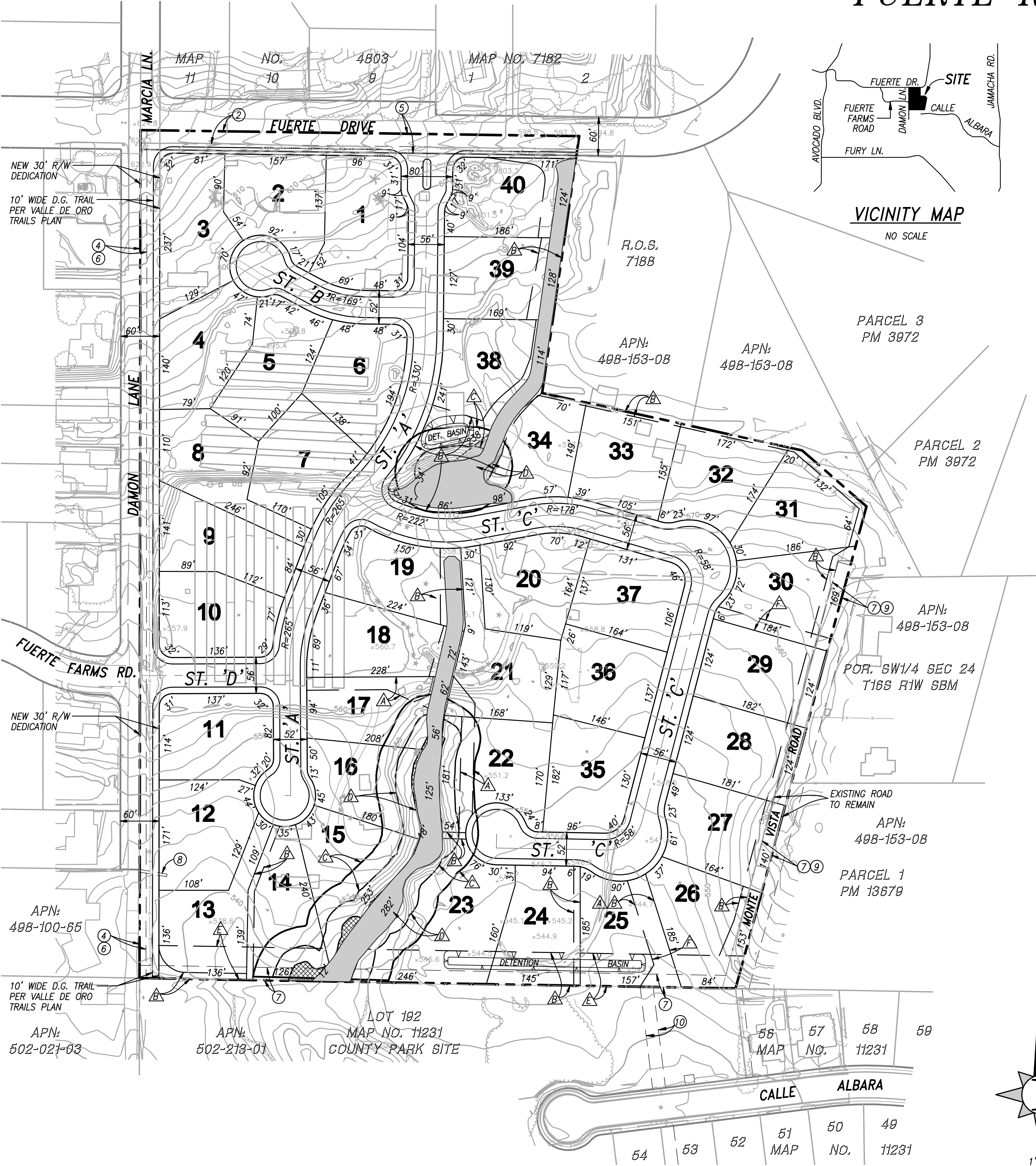


TENTATIVE MAP  
COUNTY OF SAN DIEGO TRACT NO. 5343  
FUERTE RANCH ESTATES



NOTES

- COUNTY ASSESSORS PARCEL NO. 498-153-01
- TAX AREA: 59075
- GROSS AREA = 27.26 ACRES, NET AREA = 21.90 ACRES (EXCLUDES PUBLIC STREETS)
- NUMBER OF BUILDABLE LOTS: 40
- AVERAGE LOT SIZE: 0.55 ACRES
- ZONING: (3) RESIDENTIAL

EXISTING ZONING

USE REGULATIONS	A72
ANIMAL REGULATIONS	0
DEVELOPMENT REGULATIONS	
DENSITY	0.25
LOT SIZE	4 AC
BLDG. TYPE	C
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

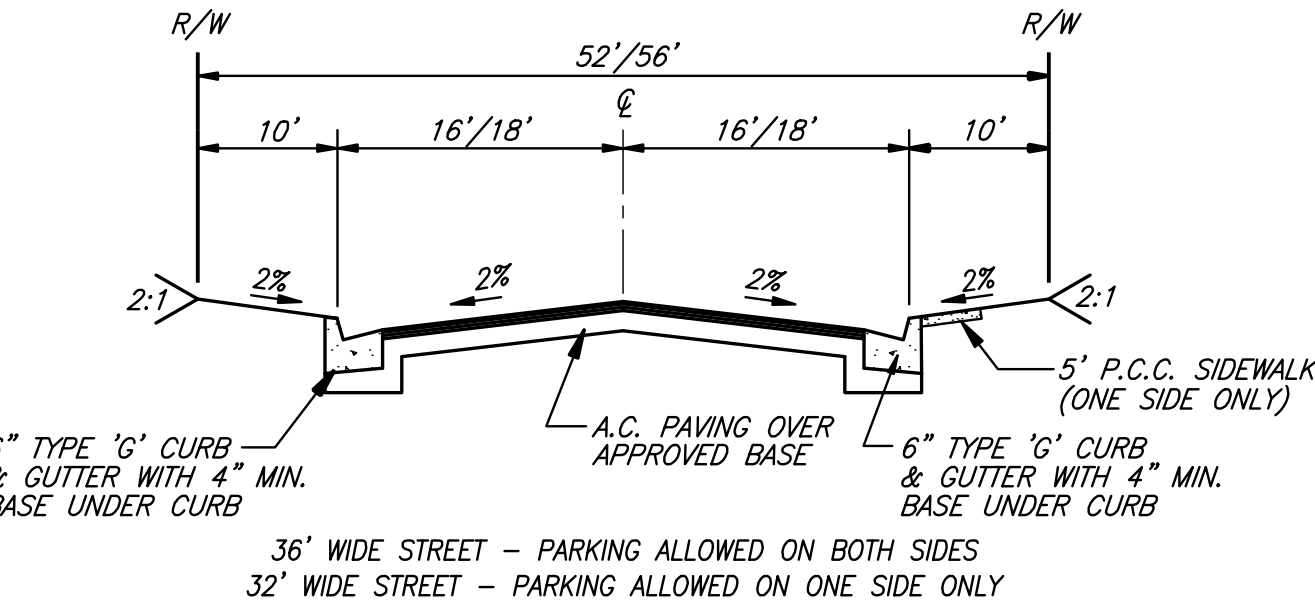
PROPOSED ZONING

USE REGULATIONS	RR2
ANIMAL REGULATIONS	0
DEVELOPMENT REGULATIONS	
DENSITY	2.0
LOT SIZE	0.5 AC
BLDG. TYPE	C
MAX. FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	G
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

- GENERAL PLAN LAND USE CATEGORY: CUD
- GENERAL PLAN LAND USE DESIGNATION: J
- COMMUNITY PLAN: VALLE DE ORO
- SPECIAL ASSESSMENT ACT PROCEEDINGS FOR SUBDIVISION IMPROVEMENTS ARE NOT PROPOSED.
- PARK FEES IN LIEU OF PARK LAND DEDICATION ARE PROPOSED.
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- TOPOGRAPHY PROVIDED BY SOUTHWEST AERIAL MAPPING PHOTOGRAPHY DATED DECEMBER 2, 2002.
- SEWER SERVICE: OTAY WATER DISTRICT
- WATER SERVICE: OTAY WATER DISTRICT
- FIRE PROTECTION SERVICE: SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT
- SCHOOLS: CAJON VALLEY UNION ELEMENTARY DISTRICT, GROSSMONT UNION HIGH SCHOOL DISTRICT
- STREET LIGHTING: COUNTY SERVICE AREA
- GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
- ALL ON-SITE STREETS TO BE PUBLIC.
- EARTHWORK:
  - EXCAVATION 85,000 C.Y.
  - EMBANKMENT 85,000 C.Y.
  - IMPORT 0 C.Y.
- ALL EXISTING STRUCTURES AND FENCES ON-SITE WILL BE REMOVED.
- ALL EXISTING WELLS ON-SITE WILL BE DESTROYED AND PROPERLY CAPPED.
- A MAINTENANCE ASSESSMENT DISTRICT WILL BE FORMED TO ASSUME FINANCIAL RESPONSIBILITY FOR MAINTENANCE OF THE FOLLOWING:
  - A. 50' WIDE FIRE BUFFER (ON-SITE)
  - B. WETLANDS
  - C. OPEN SPACE
  - D. DETENTION BASINS
  - E. COMMON DRAINAGE SWALES WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN PRIVATE LOTS.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/UNIT ALLOWED BY THIS SUBDIVISION.



TYPICAL ON-SITE STREET SECTION (PUBLIC)

EXISTING EASEMENTS

- AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1893 IN BOOK 212, PAGE 479 OF DEEDS. GRANTED TO GEORGE S. DAVIS. (NOT PLOTTABLE).
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1897 IN BOOK 257, PAGE 281 OF DEEDS. GRANTED TO THE COUNTY OF SAN DIEGO.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 8, 1919 IN BOOK 776, PAGE 471 OF DEEDS. GRANTED TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY. (NOT PLOTTABLE).
- AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1922 IN BOOK 867, PAGE 484 OF DEEDS. GRANTED TO UNION TRUST COMPANY OF SAN DIEGO, A CORPORATION.
- AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1949 IN BOOK 3114, PAGE 267 OF OFFICIAL RECORDS. GRANTED TO THE COUNTY OF SAN DIEGO.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 6, 1959 IN BOOK 7646, PAGE 417, OF OFFICIAL RECORDS. GRANTED TO TOM ASHLEY AND MARGARET ASHLEY, HUSBAND AND WIFE.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1960 AS FILE/PAGE NO. 75652 IN BOOK 1960. GRANTED TO OTAY WATER DISTRICT.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1961 AS INSTRUMENT NO. 33092 OF OFFICIAL RECORDS. GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY.
- AN EASEMENT AND RIGHT OF WAY FOR ROAD AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED DECEMBER 30, 1971 AS FILE NO. 305311 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID INSTRUMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, OVER, UNDER, ALONG AND ACROSS PORTION OF SAID LAND.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 15, 1985 AS FILE NO. 85-170574, O.R. GRANTED TO THE OTAY WATER DISTRICT.

PROPOSED EASEMENTS

- PROPOSED SEWER EASEMENT TO OTAY WATER DISTRICT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED OPEN SPACE
- PROPOSED FIRE BUFFER (50' IN WIDTH ON-SITE, 50' IN WIDTH SOUTH OF PROJECT SOUTHERLY R)
- PROPOSED WATER EASEMENT TO OTAY WATER DISTRICT

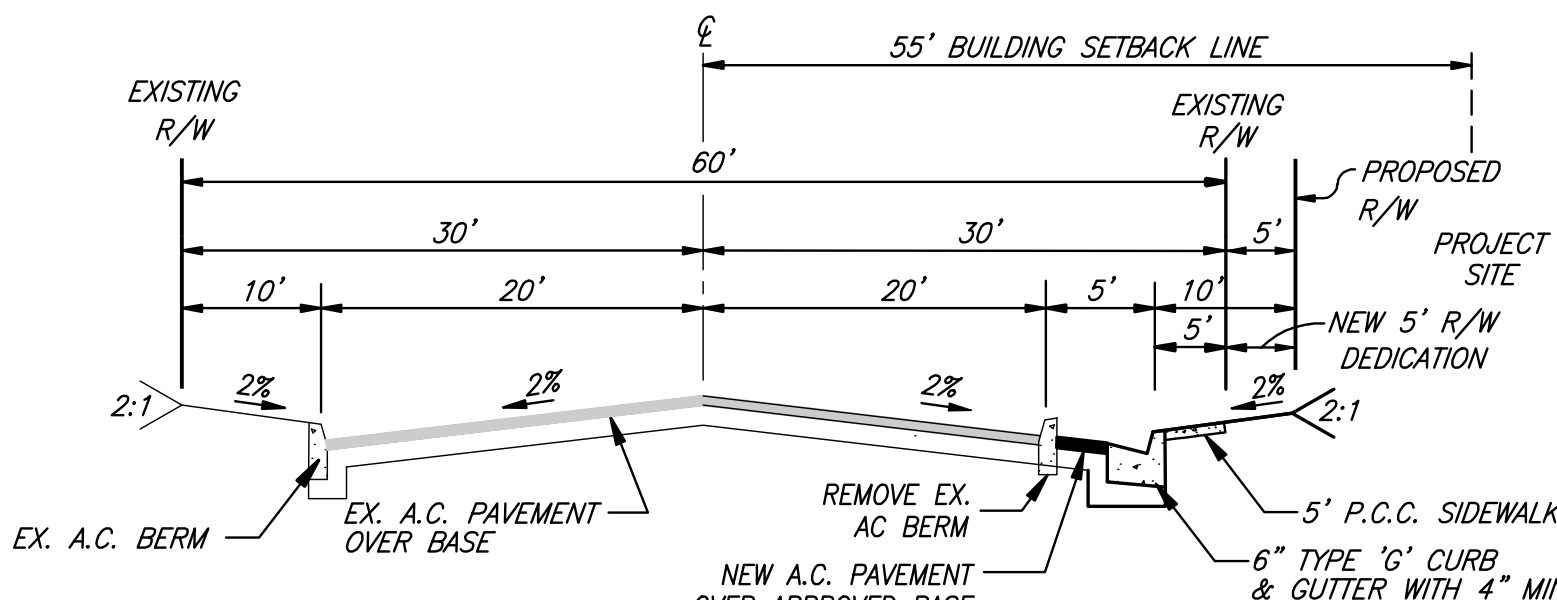
LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING STRUCTURE
- EXISTING FENCE
- EXISTING EASEMENT
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT LINE
- PROPOSED LOT NUMBER
- WETLANDS (DO NOT DISTURB)
- 100-YEAR LINE OF INUNDATION

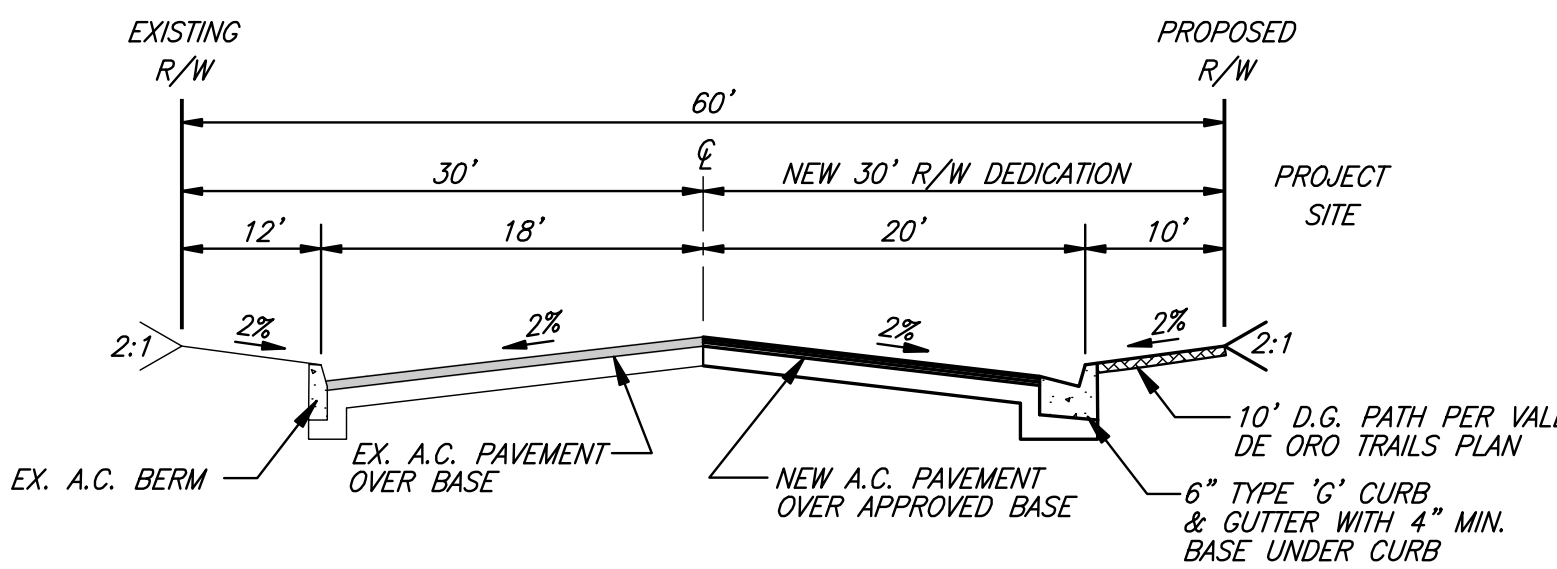
LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1959.

SITE DEVELOPMENT AREA			
LOT #	GROSS/NET AREA (ac)	LOT #	GROSS/NET AREA (ac)
1	0.67	21	0.58
2	0.50	22	0.61
3	0.56	23	0.98
4	0.50	24	0.51
5	0.51	25	0.51
6	0.51	26	0.55
7	0.50	27	0.53
8	0.51	28	0.52
9	0.51	29	0.52
10	0.51	30	0.53
11	0.54	31	0.51
12	0.53	32	0.50
13	0.51	33	0.51
14	0.53	34	0.65
15	0.59	35	0.50
16	0.55	36	0.50
17	0.52	37	0.50
18	0.54	38	0.80
19	0.52	39	0.52
20	0.51	40	0.53



'FUERTE DRIVE' TYPICAL SECTION (PUBLIC)



'DAMON LANE' TYPICAL SECTION (PUBLIC)

Planning \* Engineering \* Mapping  
**POLARIS**  
Development Consultants, Inc.  
124 West Main Street, Suite 241 • El Cajon, CA 92020 • 619.444.2923



ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.  
124 W. MAIN STREET, SUITE 241  
EL CAJON, CA 92020  
PHONE: (619) 444-2923

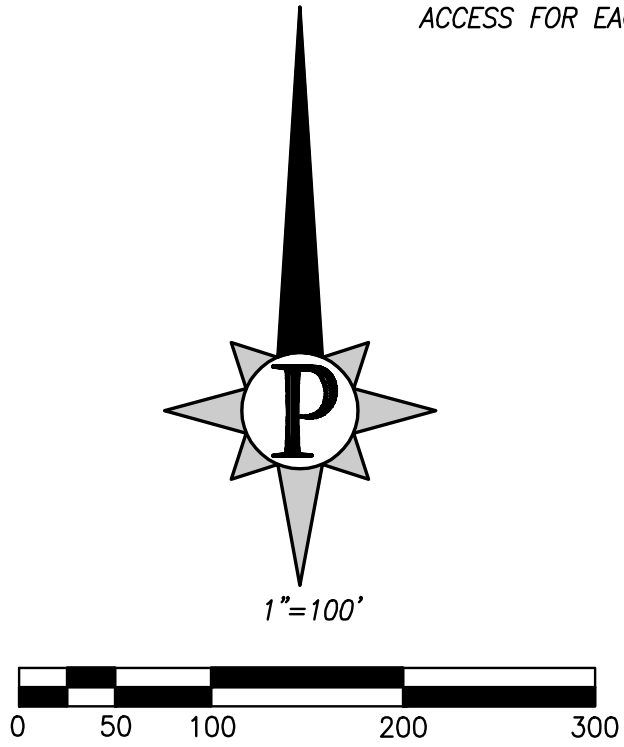
JOEL A. WAYMIRE, R.C.E. 56258  
EXPIRES ON 12/31/08

OWNER/REPRESENTATIVE

REYNOLDS COMMUNITIES  
1908 FRIENDSHIP DRIVE, SUITE 'A'  
EL CAJON, CA 92020  
PHONE: (619) 569-2400

SIGNATURE

DATE



COUNTY OF SAN DIEGO		REVISIONS	
DEPARTMENT OF ENVIRONMENTAL HEALTH		BY	DATE
APPROVED BY:		DATE	DESCRIPTION

TENTATIVE MAP FOR:  
**FUERTE RANCH ESTATES**  
COUNTY OF SAN DIEGO TRACT NO. 5343